

**TOWN OF HUNTINGTON PLANNING BOARD AGENDA Wednesday, May 06, 2015**

**Agendas for all Town Board, Zoning Board of Appeals and Planning Board meetings:  
www.huntingtonny.gov "Government" "Agendas Meetings"**

**Public Hearings are held in the Town Board Room**

**05/13/2015**  
No Meeting

**05/20/2015**  
7:00 pm Long Range Planning

**05/27/2015**  
No Meeting

**06/03/2015**  
7:00 pm Long Range Planning  
Clear Creek at Melville

**06/10/2015**  
No Meeting

**06/17/2015**  
6:30 pm Capital Budget and Long Range Planning

**06/24/2015**  
No Meeting

**07/01/2015**  
6:30 pm Capital Budget and Long Range Planning

**07/08/2015**  
No Meeting

**07/15/2015**  
7:00 pm Long Range Planning

**07/22/2015**  
No Meeting

**07/29/2015**  
7:00 pm Long Range Planning

**08/05/2015**  
No Meeting

**08/12/2015**  
7:00 pm Long Range Planning

**08/19/2015**  
No Meeting

**08/26/2015**  
7:00 pm Long Range Planning

## **PUBLIC HEARINGS - FINAL SUBDIVISIONS**

### **05/06/2015 Residences at Oheka Castle, The Map of**

15-001-F

Neg Dec n/s of Jericho Tpke., w/s of Forestdale Dr., e/o Avery Rd., West Hills

03/12/2012 0400-132.00-04.00-007.000  
0400-132.00-04.00-008.000  
0400-132.00-04.00-009.000  
0400-188.00-01.00-001.000  
0400-188.00-01.00-002.000  
0400-188.00-01.00-005.000  
0400-188.00-01.00-023.001  
0400-188.00-01.00-024.001  
0400-188.00-01.00-024.002  
0400-188.00-01.00-025.001  
0400-188.00-01.00-057.001  
0400-188.00-01.00-109.000

## **MINUTES**

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**03/25/2015 Resolution *Gnarled Hollow/Jake Plat PH's***

*Carried*

**04/01/2015 Resolution *Reg. Mtg. Min.***

*Carried*

## **SITE PLANS**

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**Site Plan # 1 25 Hub Dr., Melville**

**Item 1 Resolution *Request for Site Plan Waiver Approved***

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**Site Plan # 2 Red Restaurant-417 New York Avenue**

**Item 1 Discussion *Architecture***

*By consensus, PB approves the 'beige/yellow with red brick mix' for 2nd flr and 'brick' for 1st flr as presented to them on overhead aerial*

## **SUBDIVISIONS**

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**Subdivision # 1 106 Southdown Road Plat**

**Item 1 Resolution *Subdivision Determination Approval Denied without Prejudice***

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**Subdivision # 2 36 McLane Drive Lot Line Change**

See "Current Communications" section for new related correspondence

**Item 1 Discussion *Building Permit Applications***

*By consensus, PB has no objection for applicant to proceed with building permit applications*

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**Subdivision # 3 Caitlyn Plat**

**Item 1 Resolution *Extension of Filing Time 2nd 90 day to 8-15-15 Approval Carried***

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**Subdivision # 4 Gnarled Hollow Plat**

**Item 1 Discussion *Public Hearing Comments***

*By consensus, PB requests decreased building envelope away from steep slopes and least impact with drive; best to leave drive where currently resides*

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**Subdivision # 5 Harborfield Estates**

**Item 1 Resolution Extension of Review Time 62 day to 7-16-15**  
**Approval**  
**Carried**

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**Subdivision # 6 Jerome Estates**

**Item 1 Resolution Subdivision Determination**  
**Approval**  
**Denied without Prejudice**

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**Subdivision # 7 Jill Estates**

**Item 1 Resolution Subdivision Determination**  
**Approval**  
**Denied without Prejudice**

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**Subdivision # 8 Jones Plat**

**Item 1 Resolution Subdivision Determination**  
**Approval**  
**Denied without Prejudice**

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**Subdivision # 9 Kreling Plat**

**Item 1 Resolution Extension of Filing Time 14th 90 day to 8-3-15**  
**Approval**  
**Carried**

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**Subdivision # 10 Manhattan Place Lot Line Change**

**Item 1 Discussion Owner Requests Waiver of Lot Line Change Application**  
**By consensus, PB ok with LLC waiver: However, a Planning Department Fee still is required**

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**Subdivision # 11 MCSM Plat**

**Item 1 Resolution Subdivision Determination**  
**Approval**  
**Denied without Prejudice**

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**Subdivision # 12 Park View Estates**

**Item 1 Resolution Subdivision Determination**  
**Approval**  
**Denied without Prejudice**

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**Subdivision # 13 Rose Plat**

**Item 1 Resolution Extension of Filing Time 14th 90 day to 8-11-15**  
**Approval**  
**Carried**

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**Subdivision # 14 Stone Hill Estates (f/k/a Cyrus Plat)**

**Item 1 Resolution Conditional Final Determination**  
**Approval**  
**Carried**

**Item 2 Resolution Extension of Review Time 62 day to 6-2-15**  
**Approval**  
**Carried**

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**Subdivision # 15 Virginia Avenue Plat**

**Item 1 Resolution Subdivision Determination**  
**Approval**  
**Denied without Prejudice**

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**Subdivision # 16 Was Four Estates**

**Item 1 Resolution Extension of Filing Time 10th 90 day to 8-21-15**  
**Approval**  
**Carried**

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**Subdivision # 17 Windy Hill Farm Plat**

**Item 1 Resolution SEQRA Determ. & Approval to Commence Soil Remediation  
Approval  
Carried**

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**MISCELLANEOUS**

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**Miscellaneous # 1 Subdivisions [Combined] - To Deny without Prejudice**

**Resolution Jill Est., Jones Plat, Four Trails Homes, MSCM Plat, 106 Southdown Rd., Park View Est., Jerome Est., Virginia Ave. Plat  
Approved as Amended ['Four Trails Homes' pulled]**

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**Miscellaneous # 2 ZBA #21163 Michael Kaplow [n/w/c West Hills Rd. & Rope Ct., Melville]**

**Discussion Review and Recommendation  
By consensus, PB agrees with staff recommendations and has no objection to the ZBA taking Lead Agency Status**

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**Miscellaneous # 3 ZBA #21190 Anthony Pellizzi ENRE LLC [w/s Larkfield Rd. s/o 5th Ave., E. Npt]**

**Discussion Review and Recommendation  
By consensus, PB agrees with staff recommendations: However, PB requires sign for Drive-Thru to read "For Coffee & Donuts Only" to limit non conforming stacking**

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**Miscellaneous # 4 ZBA #21207 El Milagro Dios Corp. [s/w/c E. Ninth St. & (#149) Depot Rd. Hunt. Sta]**

**Discussion Review and Recommendation  
By consensus, PB agrees with staff, however, PB would like Hunt. Sta. Renaissance & Dept. of Economic Development notified and incorporated into PB review for ZBA**

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**CURRENT COMMUNICATIONS**

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**36 McLane Drive Lot Line Change**

36 McLane Drive Lot Line Change; Communication from Michael S. Cowles dated 5/5/2015 Re; request to proceed with replacement of an expired pool permit

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